

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Housing**

**Resolution No.:** 04-13-16J

**Resolution Title:**

**Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Certain Property Designated as Block 1429, Lot 24 and Block 1416, Lot 6 and the Proposed Acquisition of Block 1410, Lot 11 on the Camden City Tax Map for a Cost Not to Exceed \$4,000**

**Project Summary:**

- The CRA is in need of appraisal services for the sale and acquisition of property and seeks the following in connection with certain properties located within the Cooper Plaza Redevelopment Area:
  1. 460 Trenton Avenue, Block 1429, Lot 24 - the CRA, in a companion Resolution at this Meeting, will consider the designation of Saint Joseph's Carpenter Society, Inc. (SJCS) as Redeveloper of Block 1429, Lot 24 and authorize a Redevelopment Agreement between CRA and SJCS. CRA seeks to sell Block 1429, Lot 24 for a permitted residential use.
  2. 576 Clinton Street, Block 1416, Lot 6 – the adjacent property owner proposes to purchase the property as a side yard and make improvements to the property. CRA seeks to sell Block 1416, Lot 6 for a permitted residential use.
  3. 556 Berkley Street, Block 1410, Lot 11 – the property is improved with a vacant, dilapidated structure, which is privately-owned and is located between two properties that are currently under construction in the Coopers Hill Town Homes Project assisted with NSP2 grant funds.
- Appraisal reports are necessary to determine the Fair Market Value of the CRA properties and the privately-owned property for purposes of negotiating the sales prices and the acquisition price of such properties. Authorizations to enter into redevelopment agreements or agreements of sale will be presented to the board at the time negotiations for the sale of Block 1416, Lot 6 and acquisition of 1410, Lot 11 have been concluded.

**Purpose of Resolution:**

To authorized a Professional Service Agreement.

**Award Process:**

Sent a request for pricing to four appraisal firms on the Pre-Qualified list of appraisers and J. McHale & Associates, Inc. proposed the lowest price.

**Cost Not To Exceed:** \$4,000

**Total Project Cost:** TBD

**Source of Funds:**

Redevelopment Agreement with Redeveloper; and ERB Acquisition Grant Funds

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**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the CRA is the title owner of certain properties designated as Block 1429, Lot 24 and Block 1416, Lot 6 of the City of Camden Tax Map and are described as 460 Trenton Avenue and 576 Clinton Street, which are located in the Cooper Plaza Redevelopment Area and set forth in “Exhibit A” attached to this Resolution (“CRA Properties”); and

**WHEREAS**, CRA seeks to acquire a certain property designated as Block 1410, Lot 11 which is further described in “Exhibit A” attached to this Resolution; and

**WHEREAS**, as appraisal report will provide the current fair market value of these parcels to be used in the negotiation of the purchase price in the proposed Redevelopment Agreements and the acquisition price in the proposed Agreement of Sale; and

**WHEREAS**, CRA issued a Request for Pricing to the four “Pre-Qualified Appraisal Firms” previously approved by the CRA and J. McHale & Associates, Inc., submitted the lowest responsive price quote dated March 2016 in the amount of \$4,000; and

**WHEREAS**, the services to be performed by J. McHale & Associates, Inc., will include appraisal reports indicating the total Fair Market Value of the CRA Properties and the parcel to be acquired by CRA.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Professional Service Agreement with J. McHale & Associates, Inc., for the provision of the appraisal reports for the CRA Properties and a privately-owned parcel set forth in Exhibit A attached for an amount not to exceed \$4,000; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

04-13-16J (cont'd)

ON MOTION OF: Kenwood Hagamin

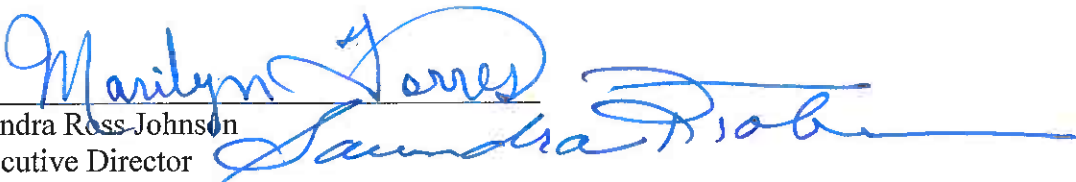
SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Ian Leonard			
Javier Ramos	✓		
Maria Sharma	✓		



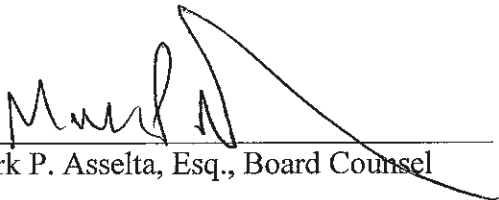
Marilyn Torres  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq., Board Counsel